

Select Board Warrant Articles Public Hearing  
February 24 2020  
Minutes

**Article 13 General Bylaw Amendment -- Vote to Adopt Municipal Affordable Housing Trust ByLaws**

2019 Town Meeting voted to accept MGL Chapter 44, Section 55C, which authorizes creation of a Municipal Affordable Housing Trust [MAHT] to promote preservation, creation of affordable housing for benefit of low and moderate income households, and funding of community housing.

Article 13 implements that vote by adopting Town of Concord Municipal Affordable Housing Trust Bylaw. The MAHT Board of Trustees, appointed by the Select Board, would have ability to receive & disburse funds and real property dedicated to affordable housing, subject to guidelines approved by Select Board & consistent with Town's adopted housing goals

**Article 15 Authorize Special Legislation – Senior Means-Tested Property Tax Exemption**

Mr. Beeuwkes moves: That the Select Board submit to the legislature a Home rule Petition substantially in the form printed in the Warrant,

With an additional change basing the income provision on "gross income". (see handout)

Changes recommended:

- Current program must be renewed every 3 years. This provision is deleted.
- Current program requires complex income calculation by Assessors. New proposal uses simple "gross income" from U.S. Form 1040.

If Article 15 approved by this meeting:

- Select Board asks Legislative approval
- After State approval, program must be revoted by TM and:
- Reaffirmed by Town-wide vote

**Article 16 Approval of Tax Increment Financing Agreement**

Mr. Lawson moves: that the Town take affirmative action on Article 16 as printed in the Warrant.

Summary of Article 16

- Approve a Tax Increment Financing Agreement between the Town and Concord Heights ALF ( a draft is available from the Town Clerk and is posted on the Town's website.
- Approve an Economic Development Incentive Program – Local Incentive Only.
- Authorize the Select Board to execute the TIF Agreement

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- The project consists of 83 units of affordable assisted living located at the Junction Village property which was given to the CHDC by the State in 2013 with restrictions that the property could only be used for affordable housing and open space. The proposed buildings would occupy approximately 4 acres of the site and the remaining approximately 8 acres would be protected open space.
- Developed for a 17-year period.
- The property valuation is \$13,982,443
- Has a property valuation percentage reduction of 77%.
- A draft agreement is on file with the Town Clerk and is also posted on the Town website.

### **Article 31 By Petition: Municipal Fleet Electrification Report**

#### Article 31: Municipal Fleet Electrification Report

To determine whether the Town will vote to urge the Select Board to create a committee with the goal of producing a report which will:

- Establish a baseline assessment of related town policies and goals and list all municipal vehicles, supporting infrastructure, fuel procurement processes and greenhouse gases.
- Identify potential electric vehicle alternatives for Concord's municipal fleet.
- Assess town infrastructure needs related to electric municipal vehicle management.
- Identify potential funding opportunities.
- Identify barriers related to prospective fleet transitions and suggest a comprehensive outline of potential solutions to those barriers.
- Conclude with a transition path for Concord's municipal vehicle fleet which aligns with the Town's environmental and financial sustainability goals.

or take any other action relative thereto.

### **Article 40 General Bylaw Amendment – Fossil Fuel Infrastructure**

Mr. Lawson moves: that the town take affirmative action on Article 40 as printed in the Warrant.

Article 40 seeks to limit the expansion of natural gas infrastructure in Concord by requiring all new construction and major renovations to be fossil fuel free.

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**Article 45 - By Petition: Electronic Recording of Select Board Executive Sessions**

To determine whether the Town will vote to urge the Select Board to audio record or audio-visual record its executive sessions, and retain and make publicly available the unredacted portions of these recordings for at least three years after the minutes of the recorded meetings are released to the public.

Why record executive sessions?

- Insures an accurate record of closed-door meetings even if all board members leave before minutes are approved

**Article 46 By Petition: Public Posting of Open Meeting Law Complaints**

To determine whether the Town will vote to urge the Town Manager and Select Board to post Open Meeting Law complaints on the Town's webpage for the committee or board to which the complaint refers when such posting is requested by the complainant, and to leave complaints posted until they are resolved to the satisfaction of the complainant, or the complainant reaches the end of the complaint appeal process.

**Article 47 By Petition: Investigation and Amendment to the Town Counsel ByLaw**

To determine whether the Town will vote to urge the Select Board to appoint a committee whose purpose will be to investigate the reasons for numerous recent violations of the Town Counsel Bylaw, and then recommend amendments to the bylaw which will allow the Town to return to compliance with it.

**Article 48 By Petition: Historic Districts ByLaw Nominating Organizations**

John Althouse moves: To determine whether the Town will vote to authorize the Board of Selectmen to petition the General Court for an act to amend Chapter 345 of the Acts of 1960 relating to the establishment of the Historic Districts Commission in order to change the organizations that nominate members to the Commission. In Section 4 of the Bylaw replace references to "Concord Antiquarian Society, doing business as The Concord Museum" with "Concord Historical Commission" and replace references to "Trustees of the Concord Free Public Library Corporation" with "Concord Local Cultural Council".

**Article 49 Neonicotinoids Prohibition on Town Agricultural Land**

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To determine whether the Town will vote to ensure that any new leases or license agreements (not including renewals) entered into by the Town for agricultural or retail use on Town-owned land will prohibit the use of neonicotinoids, including neonicotinoid-coated seed, or take any other action relative thereto.

**Article 50 Authorize Special Legislation - Additional Liquor Licenses**

Mr. Lawson moves: that the Town take affirmative action on Article 50 as printed in the Warrant.

- An application must be completed by the applicant annually, process by the town, approved by the Select Board and then approved by the ABCC.
- The same annual fee applies.
- The difference is that the license is not transferable. If any organization goes out of business, it can't be transferred.
- It would simplify the process for both the applicant and the town.

**Meeting Materials:** [https://concordma.gov/2470/ 2020](https://concordma.gov/2470/2020)

**Minuteman Media Network:** <https://www.youtube.com/watch?v=FcuDSTULYF8&t=1413s>